

TRIPURA



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**PART--I-- Orders and Notifications by the Government of Tripura,
 The High Court, Government Treasury etc.**

**GOVERNMENT OF TRIPURA
 REVENUE DEPARTMENT**

No. F.4 (05)-RCC/2025

**Dated, Agartala the 2nd June, 2025.
 NOTIFICATION**

In exercise of powers conferred by section 20 and 98 of the Tripura Land Revenue and Land Reforms Act, 1960 (43 of 1960) and all other power enabling it in this respect, the State Government is pleased to make the following rules, namely:-

1. Short title and commencement (i) These Rules may be called the “The Tripura Land Revenue and Land Reforms (Diversion of land), Rules, 2025”;
 (ii) These shall come into force on the date of their publication in the Tripura Gazette.

2. Definitions In these rules, unless there is anything repugnant in the subject or context-
 (i) ‘Act’ means the Tripura Land Revenue and Land Reforms Act, 1960(43 of 1960).
 (ii) ‘Agricultural Land’ means land held for the purposes of agriculture as defined in Appendix-I.
 (iii) ‘Diversion of Land’ includes :-
 (a) Diversion of land held for any purpose to any other purpose except for agriculture purpose.
 (b) Diversion of water body to any other purpose.
 (iv) ‘Government’ means the State Government of Tripura;
 (v) ‘Section’ means the section of the Act.
 (vi) ‘Value of land’ means the prevailing land valuation fixed by the State Government time to time for the purpose of land registration.
 (vii) ‘Water Body’ means natural or man-made bodies of water, such as rivers, lakes, ponds, and reservoirs etc.

3. Application for Diversion of Land (i) No ‘diversion of land’ held for any purpose to any other purpose (as referred to in the Appendix-II annexed to these rules) the except agriculture, and/ or water body to any other purpose (as referred to in the Appendix-II annexed to these rules) shall be allowed without the prior permission of the Competent authority and as per the procedure laid down in this rules.
 Provided that no such permission shall be required by the Government in case of the diversion of Government land.
 (ii) The application either on line or offline for land diversion shall accompany the following two documents:
 (a) Proof of ownership or lease of the land or certified copy of the Record of Rights (RoR) of the applicant.
 (b) Identity proof of the applicant. viz Voter identity card or Aadhaar Card or Pan Card or Driving Licence or Permanent Residence of Tripura Certificate (PRTC).
 (iii) Each application is to be accompanied with the payment of the application fee as per rule-6 of these rules.
 (iv) On submission of the application for diversion of land to the Competent

4. Processing of Application Authority, the Competent Authority will acknowledge the application through an auto generated receipt by email or SMS.

- (i) On receiving the complete application, the Competent Authority shall conduct preliminary scrutiny of the application, for its completeness and verify the submitted documents. The incomplete application shall be summarily rejected;
- (ii) An inspection of the site shall be or caused to be conducted by the Competent Authority;
- (iii) The Competent Authority may request views, reports or studies (e.g., environmental impact assessments, soil surveys, etc.) from relevant authorities; if needed;
- (iv) In case of diversion of land held for agriculture purpose to any other purpose, the views of Sub Divisional Agricultural Officer (Superintendent of Agriculture) in rural area and; views of Executive Officer (EO) or Chief Executive Officer (CEO) or Municipal Commissioner of urban local body in case of urban areas, shall be obtained;
- (v) In case of diversion of water body for any other purpose, following views/ approvals shall be obtained:
 - (a) Recommendation of the District or Sub-Divisional committee constituted by Department of Science, Technology & Environment for this purpose;
 - (b) 'No Objection Certificate' from Department of Fire & Emergency Service;
 - (c) After getting views / Recommendation as per (a) and (b) above, the recommendation of State Level Advisory Committee of Revenue Department to be taken on the application.

5. Approval of the Application (i) The Competent Authority may approve the diversion of land if the application fulfils the following conditions:

- (a) The proposed diversion does not adversely affect the public interest, public health safety and convenience, and in case of land is to be used as building sites, in order to secure in addition that the dimensions, arrangement and accessibility of the sites are adequate for the health and convenience of occupiers or are suitable to the locality;
- (b) The land diversion complies with zoning regulations, urban planning laws, and environmental standards;
- (c) The applicant agrees to comply with all necessary conditions regarding the diversion, such as waste disposal, pollution control measures, infrastructure development, and maintenance of the land;
- (d) Adequate measures are put in place to mitigate any adverse impact on agriculture or the environment.

(ii) The Competent Authority shall reject the application on the following grounds:

- (a) If the proposed land diversion is likely to cause a public nuisance or is against the public interest;
- (b) If the land is located in a protected area such as a forest reserve or an area designated exclusively for agriculture;
- (c) If the proposed use is incompatible with normal use of the land in that area (e.g., development of industry in a predominantly agricultural area);
- (d) If the applicant fails to satisfy one of the conditions for approval as stated in sub-rule (i) of this rule.

(e) Any other reason, to be recorded in writing, which the competent authority deems fit not to approve.

6. Fees for Diversion of Land

Type of Diversion	Purpose of diversion	Application Fee(Non-refundable)	Area to be allowed (in acres)		Diversion charge
			Urban area	Rural area	
Land held for any purpose to any other purpose except Agriculture purpose	Individual dwelling house	Rs. 2000/-	0.05	0.10	2% of the value of land
	Industrial purpose	Rs. 2000/-			20% of the value of land
	Any other purposes including commercial, construction of housing society etc.	Rs. 2000/-	To be decided based on the merit of each case		25% of the value of land
Water body to any other purpose	Constructing Individual dwelling house	Rs. 5000/-	0.04	0.06	3% of the value of land
	Any other purpose		To be decided based on the merit of each case		25% of the value of land

Provided that, in case of water body, diversion permission to be accorded only if applicant does not have any other alternative land exceeding 0.04 acres in urban area and 0.06 acres in rural area for construction of dwelling house.

The fees for diversion shall be paid by the applicant through e-GRAS.

The State Government may, by an order in writing, suspend or remit payment of any diversion charge or any part thereof, in public interest.

7. Competent Authority

- (i) Diversion of land held for any purpose to any other purpose except agriculture; shall be D.M & Collector for Urban areas and Sub-Divisional Magistrate for Rural areas;
- (ii) Diversion of water body to any other purpose, the D.M & Collector with the approval of State Level Advisory Committee (SLAC).

8. Special Provision for Deemed Approval for diversion of land (Excluding diversion of water body) held for any purpose for the purpose of Industrial Zone, setting up MSMEs and Start Up.

- (i) Diversion of land for setting up of Industries in Industrial zone notified by State Government in Industries and Commerce Department is deemed to have been approved under these Rules after 14 (fourteen) working days from the date of submission of application, if within that period the decision is not made or communicated;
- (ii) Diversion of land up to 1.00 acre, required for setting up of Micro, Small & Medium Enterprises, registered in Udyam Portal of Ministry of Micro Small and Medium Enterprises subject to the condition that the land is recorded in the name of Micro, Small & Medium Enterprises on the basis of lease or any other mode of transfer, shall be deemed to have been approved under these Rules after 14 (fourteen) working days from the date of submission of application, if within that period the decision is not made or communicated;
- (iii) Startup company having registration with the Department for Promotion of Industries and Internal Trade, Government of India (DPIIT), subject to the condition that the land is recorded in the name of Startup Company, on the

basis of lease or any other mode of transfer shall be deemed to have been approved under this Rules after 14 (fourteen) working days from the date of submission of application, if within that period the decision is not made or communicated;

- (iv) In deemed approved cases, diversion charges prescribed as per rule 6 are to be paid by the applicant within 60 (sixty) days from the date of the demand notice issued by competent authority. The final order to a deemed approval will be issued within 2 (two) working days but only after the payment of diversion charges;
- (v) The Competent Authority, where the application for diversion was made, shall issue the demand notice for making payment to the applicant within 10 (ten) working days after expiry of the 14 (fourteen) working days from the date of application made for approval for diversion under these Rules.

9. Enforcement of Decisions

If the person responsible for an unauthorized diversion fails to take corrective action and or pay penalty within the stipulated time, the Competent Authority may take remedial steps and recover the costs incurred on remediation as arrears of land revenue.

10. Review of Land Diversion

The Competent Authority may, from time to time, review the diversion of land use to ensure compliance with these rules and assess the impact of land diversion on the environment and local communities.

By Order of the Governor,



(Brijesh Pandey, IAS)
Secretary to the
Government of Tripura

Appendix-I

Classification of land for Agricultural purpose

Sl. No.	Bengali	English
1	চারা	Cultivated land near homestead
2	বাগান	Orchard
3	গরলায়েকপতিত	Unculturable waste
4	লায়েকপতিত	Culturable waste
5	লুঙ্গা	Flat lands between tillas
6	নাল	Arable land
7	নালা	Water channel
8	ড্রেন	Drain in Municipal area
9	পুকুর	Tank/Pond
10	পুকুরপাড়	Bank of tank
11	ডেবা	Ditch
12	হাওর	Big watery land
13	বিল	Watery land
14	দীঘি	Large tank
15	টিলা	Hillock
16	গোপাট	Village track
17	গোচর	Grazing ground
18	পানবরজ	Field growing 'Pans' (Betel leaves)
19	ইন্দারা	Pucca well
20	কুয়া	Kachha well
21	চেপা	Marshy land
22	বালুরচর	Sandy land bed
23	উতলা	Swampy land
24	ছনখোলা	Growing chan grass
25	জঙ্গল	Bush
26	বন	Forest
27	চাবাগান	Tea Garden
28	ভাগার	Place of throwing dead animals
29	খোয়ার	Pound
30	বাঁধ	Embankment
31	দীঘিরপাড়	Bank of large tank
32	নলকৃপ	Tubewell
33	নদী	River
34	খাল	Khal
35	ছড়া	Streams

Appendix-II

Classification of land for the purpose other than Agriculture

Sl.No.	Bengali	English
1	বাস্তু	Homestead
2	ভিটা	Raised land near homestead or Abandoned homestead
3	রাস্তা	Katchha road/Path
4	সড়ক	Pucca road
5	পথ	Village path or Footpath
6	ডাকঘর	Post Office
7	থানা	Police station
8	তহশীলকাছারী	Tahsil office
9	কাছারী	Court
10	মহাকরণ	Civil Secretariat
11	ন্যায়াধিকরণ/আদালত	Judicial Courts
12	ডাকবাংলা	Dak Bungalow or Inspection Bungalow
13	হাসপাতাল	Hospital
14	বিদ্যালয়	School
15	মহাবিদ্যালয়	College
16	মন্দির	Temple
17	মসজিদ	Mosque
18	দেবস্থান	Place of worship
19	পীরস্থান	Place of worship for Muslims
20	জৈদগা	Place of worship for Muslims
21	গির্জা	Church
22	ক্যাংঘর	Buddhist place of worship
23	শ্মশান	Cremation ground
24	কবরস্থান	Graveyard
25	সমাধিস্থান	Burial ground for Baisnabs etc.
26	হাট	Periodical markets
27	বাজার	Daily markets
28	দোকান	Shop
29	কারখানা	Workshop
30	ইটখলা	Brick field
31	রেলরাস্তা	Railway line
32	সেনানিবাস	Cantonment
33	জেলখানা	Jail
34	গ্রন্থাগার	Library
35	বিমানধার্মিক	Air port
36	খেলার মাঠ	Play ground
37	করণ	Office
38	চিকিৎসালয়	Dispensary

39	উদ্বাস্তু শিবির	Refugee camp
40	গুদাম	Godown
41	চুবিঘর	Cinema Hall
42	শিক্ষণ ও উৎপাদন কেন্দ্র	Training and production Centre
43	খেয়া	Ferry
44	জল উত্তোলন কেন্দ্র	Water pump house
45	তথ্য কেন্দ্র	Information Centre
46	উপতথ্য কেন্দ্র	Sub-information Centre